



BOROUGH OF  
**Manasquan**  
New Jersey

# SEA WATCH RECREATIONAL AREA IMPROVEMENTS

## PROJECT UPDATE



SEA WATCH RECREATIONAL AREA IMPROVEMENTS

# Project Timeline – Scoping



BOROUGH OF MANASQUAN ~ RECREATION COMMITTEE

## Scope Developed by Borough Recreation Committee

### Two Story Structure

- First Floor
  - Concession (Beach Fare) (Possible public / private partnership)
  - Locker Rentals
  - Sundries Store (Possible public / private partnership)
  - Public Restrooms
  - Deck area for dining
- Second Floor
  - Meeting Room(s)
  - Office(s)
  - Deck area for dining (accessible from outside and inside)
- Site Plan
  - Bungalows to be demolished and footprint to be incorporated into site plan redesign
  - Spray park (access tied to beach badge purchase)
  - Sufficient bicycle parking
  - Pick up / drop off / turn around area
  - Aesthetic upgrades to SMRSA building to match design of new building
- Parking
  - Reduced number of spots possible
  - VIP Seasonal Parking
  - VIP Daily Parking

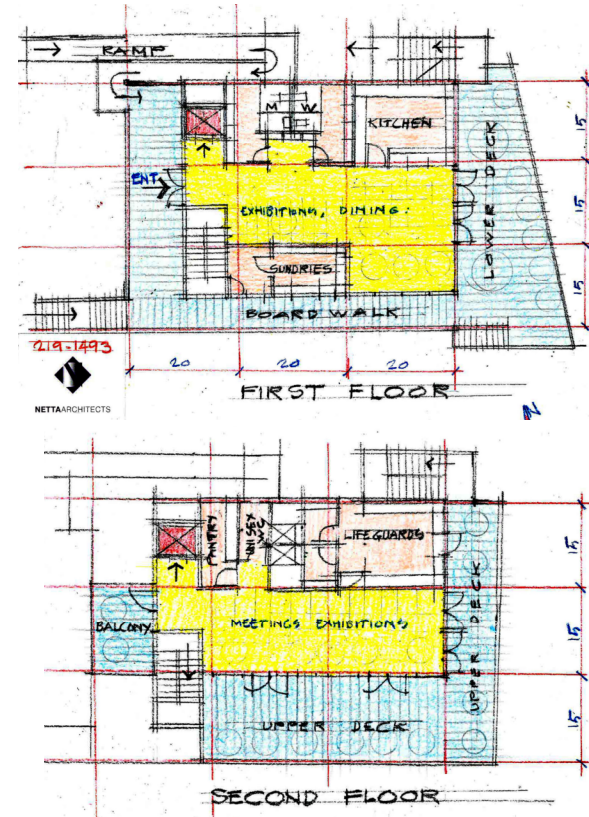
## June 2019 – March 2020

- Borough Meeting held on June 26, 2019 for scoping and public input on thoughts and ideas for the Project
- Professional services is authorized by governing body through Resolution on December 2, 2019.
  - Scope included:
    - Boundary and Topographic Survey Services
    - Coordination with Green Acres Program
    - Coordination with NJDEP on Permit Requirements
    - Conceptual Plans
    - NJDEP CAFRA Permit Submission (**WE ARE IN THIS NOW**)
- Project Kickoff with Borough on December 20, 2019
- Green Acres Meeting took place on March 12, 2020
  - Discusses appropriate uses with Green Acres
  - Green Acres review would coincide with NJDEP CAFRA Application

# Project Timeline - Sketches

## March 2020 – July 2020

- Project Team Meeting on March 27, 2020
  - Discussed Sea Watch functions and programming
- Borough Beach and Rec Committee Meeting on April 4, 2020
  - Further discussed buildings uses and needs
- Follow up Borough Beach and Rec Committee Meeting on April 15, 2020.
  - Revealed the Yes/No/Maybe list developed by Beach and Rec Committee
- Project Team Meeting on May 5, 2020
  - Direction given for Architect to develop first sketch
- Project Team Meeting on June 4, 2020
  - Review of Sketches, discussion of Public Presentation



Initial Concept Sketches



- Presented various uses of the building and site
- Presented first sketches for public viewing

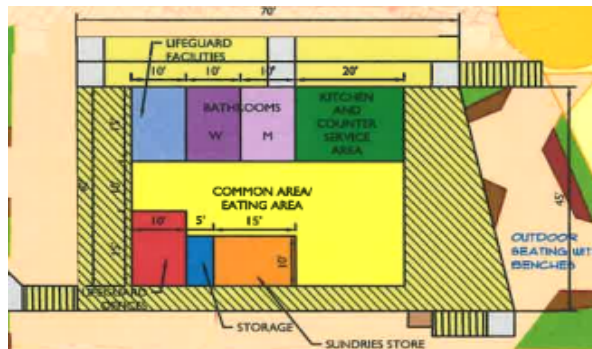




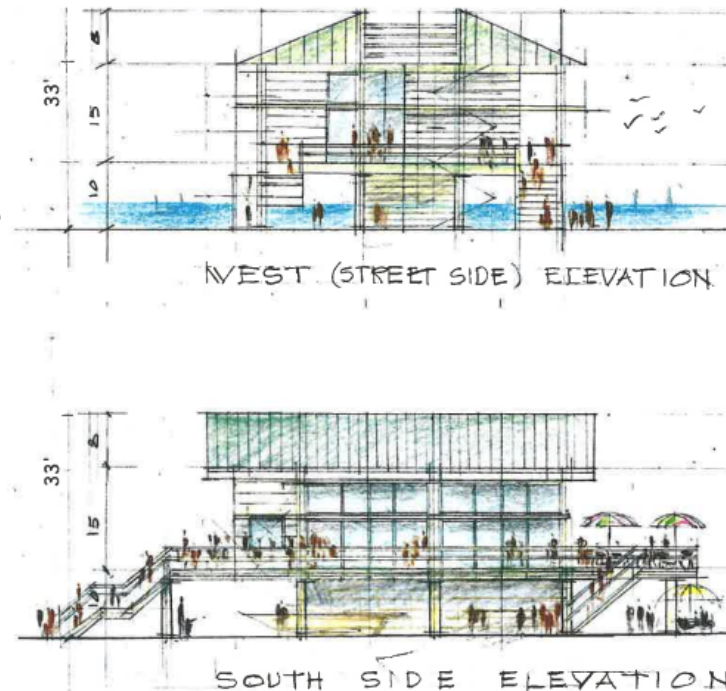
# Project Timeline – Presentation #2

## Public Presentation #2 - September 21, 2020

- Addressed concerns of “second floor” by removing it
- Height of building adjusted to be in line with other residential properties along beach front
- Floor Plan updated to represent the various uses within the building
- Access to building through ramps and stairs displayed to public



**Modified Building Footprint**

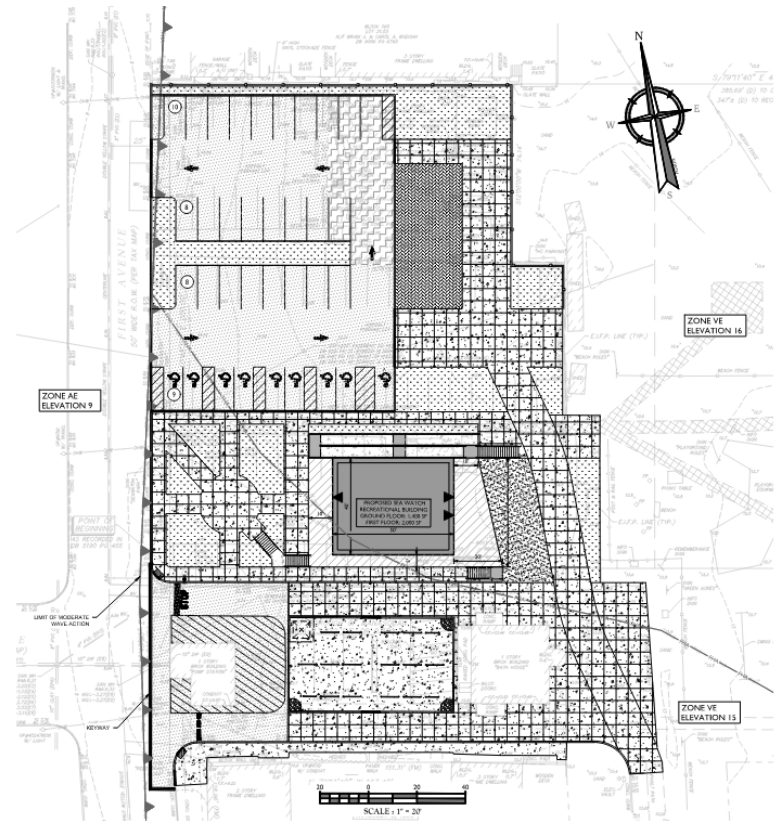


**Modified Conceptual Building Elevation**

# CAFRA Process & Submission

## Fall 2020 – Present

- In order to request a CAFRA Pre-Application Meeting, documentation representing existing and potential improvements were required. These were developed during the Fall of 2020
- Requested NJDEP Pre-Application Conference on December 16, 2020
- NJDEP CAFRA Pre-Application Conference occurred on January 27, 2021
  - 40% improvement to any building (not property) requires building to be raised and be FEMA compliant
  - VE Zone means no structural member can be below elevation 16'/Area of existing building at elevation +/- 12
- Based on comments from Pre-Application meeting the Application Package was developed further to the point that it could be reviewed fully by NJDEP CAFRA
- NJDEP CAFRA Application submitted in June of 2021
- NJDEP Green Acres is copied on submission for review

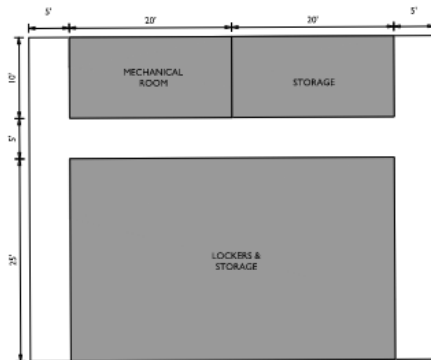


**Conceptual Site Plan**

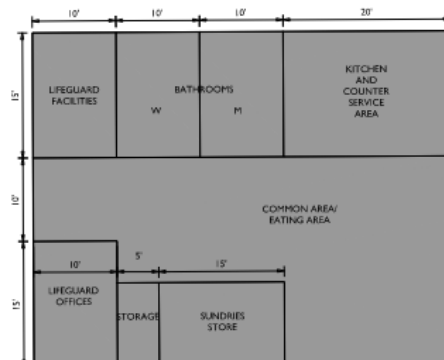
# CAFRA Response Package 1 (August 2021)

NJDEP CAFRA requested a list of items to be submitted to further support the application, which was provided:

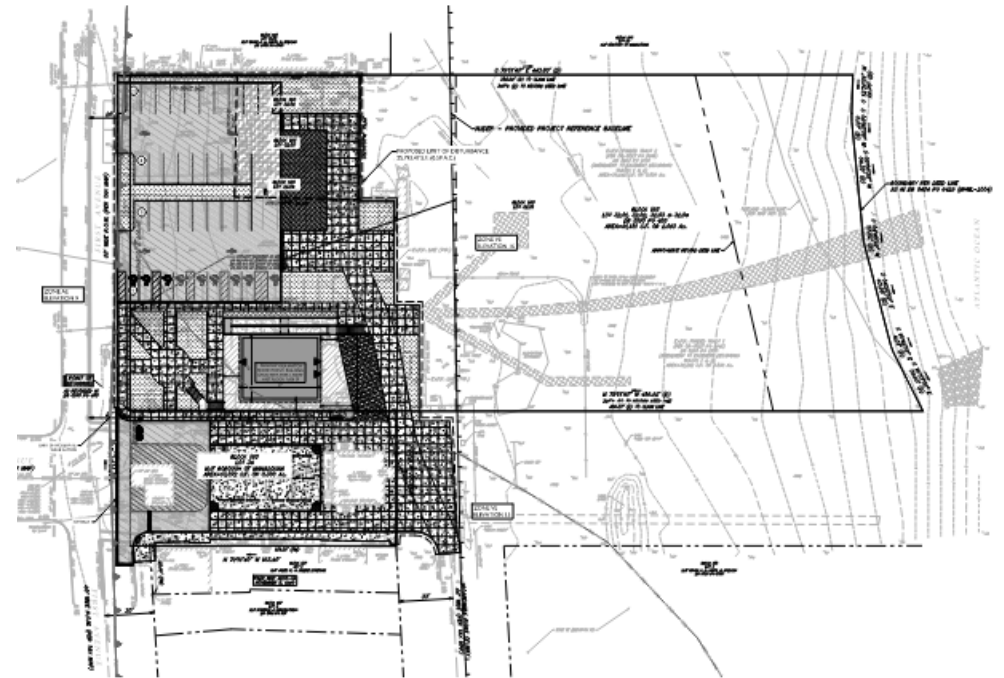
- This included additional sign off from South Monmouth Regional Sewerage Authority and the Department of Coastal Engineering.
- Included revising the plans to identify more properly tax block and lot information.
- Providing certified list of property owners list.



**Ground Floor Layout**  
**Elevation 12'**



**Finished First Floor Layout**  
**Elevation 22'**



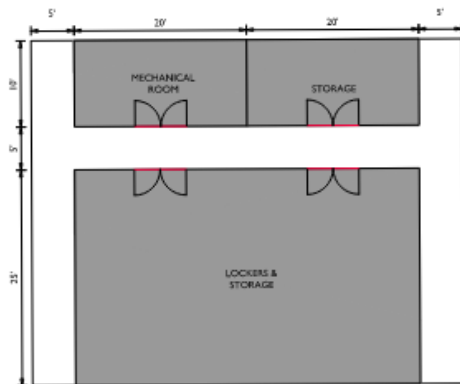
**Conceptual Site Plan Showing**  
**Existing Topography and Tax Block**  
**and Lots**



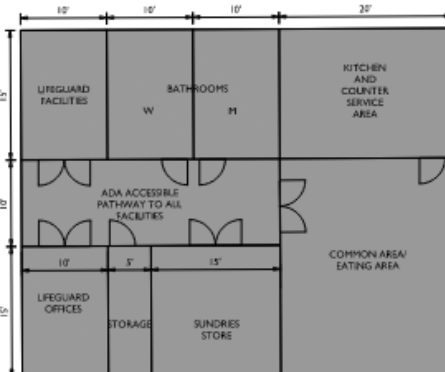
# CAFRA Response Package 2 (October 2021)

NJDEP CAFRA requested clarification and adjustments prior to being deemed Administratively Complete

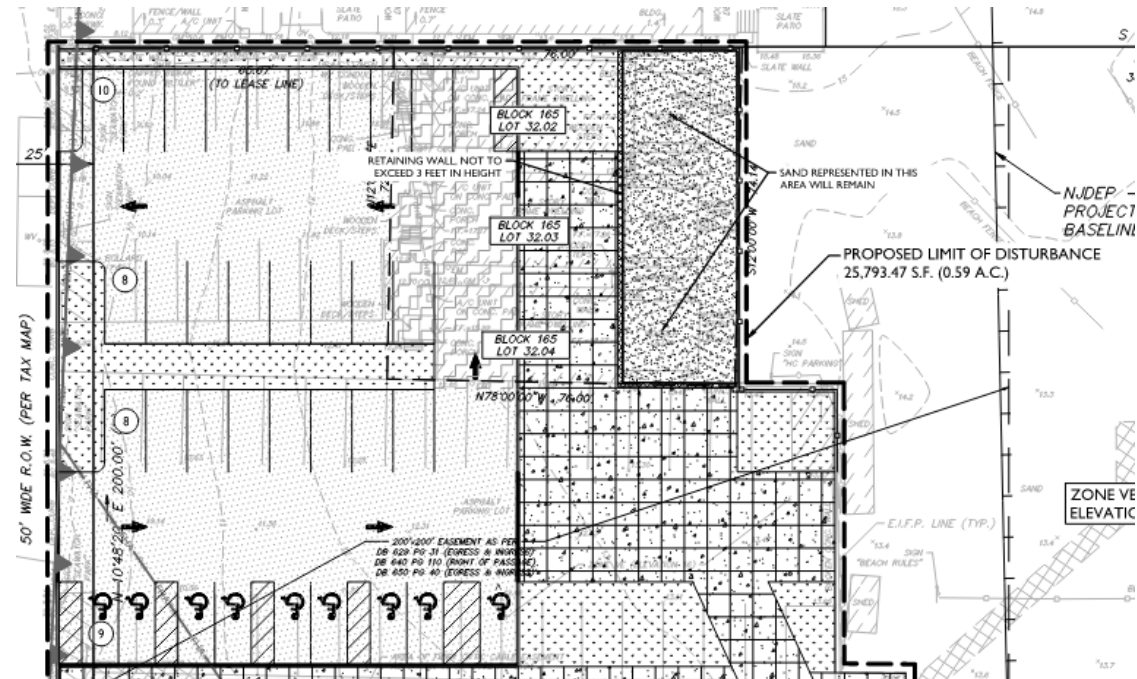
- Adjusting Common Area to be a maximum of 25% of square footage of floor plan (Green Acres Comment)
- Provide information related to doors and accessible pathways
- **Confirm/Show on plans that ALL sand to remain and not be touched**



**Ground Floor Layout**  
**Elevation 12'**



**Finished First Floor Layout**  
**Elevation 22'**



**Conceptual Site Plan Showing Sand to Remain**

## CAFRA Public Comment Period (Present)

- NJDEP CAFRA deemed this application completed in late October of 2021
- A Public Comment Period of 30 days was established by the NJDEP to start on November 17, 2021
- This period ends December 17, 2021
- From that point the NJDEP has 30 to 60 days to either approved or deny the permit. (Late January to Late February 2022)

### CAFRA Individual Permit Application Notice to Neighboring Landowners

Date: November 12, 2021

Re: Application submitted by: Borough of Manasquan (CED Project No. MSO-078)

**Regarding property at:**

Sea Watch Recreational Area Improvements

Block 165, Lots 32.01, 32.02, 32.03, 32.04 & 34, Boardwalk Right-of-Way

Borough of Manasquan, Monmouth County, New Jersey

Dear Interested Party:

This letter is to provide you with legal notification that an application has been submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for a CAFRA Individual Permit for the development shown on the enclosed plan and that a 30-day public comment period will commence on November 17, 2021. The application has been assigned NJDEP File No. 1327-04-0019.7 LUP210001. The applicant is seeking a CAFRA Individual Permit to redevelop the property with a modern, multifunctional, public building that will house restrooms, a kitchen and counter service area, sundries store, lifeguard facilities and storage, as well as outdoor seating and decks. Other site improvements include additional parking, pedestrian pathways, bicycle facilities, landscaping and rehabilitation of the exterior of the existing pump station and interior renovation of the existing bath house. The total number of parking spaces for the entire project site will be 35 spaces consisting of 26 stalls and 9 accessible stalls.

### Public Notice

Sea Watch Recreational Area Improvements

## Next Steps...

- Public comment period must be completed
- Project Team will continue to respond to comments from NJDEP CAFRA as they come in and provide revised submissions as needed
- Upon a decision from the NJDEP, it will be announced by the Borough for public knowledge
- Should the Borough receive a CAFRA Individual Permit, the next steps that the Borough could initiate are the following:
  - Design Development
  - Final Construction Documents
  - Bid Advertisement to Construct Project
  - Construction





# Questions?



Sea Watch Recreational Area Improvements